**Planning Board**

Town of Greenfield

Approved Meeting Minutes

Recorded by Kathy Carpenter

September 11, 2017

**Members Attending:** Ken Paulsen, Angelique Moon, Andre Wood, Bob Marshall and Kathy Carpenter.

**Meeting Opened:** The meeting was called to order by KPaulsen at 6:10pm.

KPaulsen will be chairing the meeting this evening as PRenaud will not be attending.

**Minutes**

The minutes from the meeting of August 28, 2017 were read by AMoon. Some changes were made:

Line 47: Change AWood to PRenaud

Line 47: Change “relationable” to “relational”

Line 48: Strike “but that it would also work as a spreadsheet”

Line 48: add PRenaud felt that it would “be” very awkward

Line 56: Strike “she may have been on vacation.”

Line 76: Spell out “PCC” as “Preliminary Conceptual Consultation”

Line 83: Spell out “HOA” as “Home Owners Association”

KCarpenter motioned to accept the minutes as amended. AMoon seconded. There was no discussion and a vote was taken. All were in favor. Motion passed 5-0.

**Meeting Schedule**

October 9th, 2017 is Columbus Day and falls on a regularly scheduled PB meeting day. KPaulsen suggests that the October 9th meeting be rescheduled to October 16, 2017 at 6pm due to the holiday. AWood motioned to change the regularly scheduled meeting from October 9, 2017 to October 16, 2017. KCarpenter seconded. There was no discussion and a vote was taken. All were in favor. Motion passed 5-0.

**New Business**

KPaulsen states that a Preliminary Conceptual Consultation (PCC) will be held at the October 16th meeting for a possible storage facility to be built on Sawmill Rd. KPaulsen asks that the board take the time to drive by and take a look at the property which is right next to the NH DoT facility. AWood asks if there will be a site walk planned. KPaulsen says that will be up to PRenaud.

KPaulsen says that PRenaud brought up that the Natural Resources Inventory from Southwest Region (DRAFT) may contain some sections that are duplicated in our Master Plan (MP). Some of these sections include Natural Features, Hydro-soils and Steep Slopes. KPaulsen reviewed this prior to the meeting and thought the duplication was minimal and doesn’t think the Natural Resources Inventory (DRAFT) needs to be withdrawn from the appendices of the MP. KPaulsen feels the DRAFT provides similar information in a different way. AMoon asks if the Board can append the appendices without a vote. BMarshall and KPaulsen stated that the Board had agreed to that in a previous meeting. KPaulsen stated that if we voted he would not want to do that this evening as PRenaud should be present. AWood says that the Board would need to address any language in the two documents that may cause conflict or confusion. BMarshall asks if all the information is coming from Southwest Regional, including the language used by the Board to draft the similar sections in the MP, why would there be any differences to address? He asks if PRenaud found specific conflicting information. KPaulsen states that he felt that PRenaud brought it up only due to the duplicate information and not because he specifically saw any conflicting information. BMarshall suggests that the Board go back to Southwest Regional and ask them to be sure they haven’t added in any language that would conflict with what the Board had agreed to in the MP.

**MAIL**

-Commission Highlights for Southwest Region

-Accounts Payable – combined invoice from the Monadnock-Ledger Transcript for noticing the MP Proposal. KPaulsen will sign to remit payment.

**Open Space**

The Board continued its work on crafting a new Open Space Ordinance. KPaulsen talks about the paper 1.4 Conservation Subdivision (Draft) and suggests the Board start working from this draft. KPaulsen notes that more information needs to be provided to help applicants prepare for PCC, which is very detailed in the paper. BMarshall agreed and said that all 3 phases should be clearly outlined by the Board in the new Ordinance. Clarity regarding what are hard and fast rules versus what provisions can be more general and flexible are important. The Board discusses various topics including when incentives should be provided and the merits of Lot Size Averaging. AMoon talks about how Open Space is calculated in the Auburn, NH ordinance and likes this concept.

AMoon suggests we begin with a title. The Board had some discussion and came up with “Alternative Subdivision Ordinance (Open Space), although this could be changed later. KCarpenter suggested we keep the Open Space in parenthesis so that the Townspeople at Town Meeting will understand that we are not eliminating our Open Space Ordinance, just replacing it with something better. The language can be struck at another time.

The Board began to work through the paper and created a draft Purpose and Objectives section. In creating the Objectives the Board went through the suggested Objectives in the paper and then the goals the Board had developed at the previous meeting. AMoon will send the draft Purpose and Objectives to the Board members for review.

KCarpenter motioned to adjourn this meeting. AMoon seconded. There was no discussion and a vote was taken. All were in favor. Motion passed 5-0.

**The meeting adjourned at 8:33pm.**